169.0	0008	0002.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	657,500	/	657,500
USE VALUE:	657,500	/	657,500
ASSESSED:	657,500	/	657,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		DOW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEFEBVRE SUZANNE
Owner 2:	
Owner 3:	
Street 1:	29 DOW AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LEFEBVRE ROBERT G & ARLENE -
Owner 2:	-
Street 1:	29 DOW AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,106 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Vinyl Exterior and 1580 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6106.000	235,300		422,200	657,500
Total Card	0.140	235,300		422,200	657,500
Total Parcel	0.140	235,300		422,200	657,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 416.27 | /Parcel: 416.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	112210
GIS Ref	
GIS Ref	
Insp Date	08/02/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 169.0-0008-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	235,400	0	6,106.	422,200	657,600	657,600	Year End Roll	12/18/2019
2019	101	FV	195,600	0	6,106.	422,200	617,800	617,800	Year End Roll	1/3/2019
2018	101	FV	195,600	0	6,106.	355,900	551,500	551,500	Year End Roll	12/20/2017
2017	101	FV	195,600	0	6,106.	325,700	521,300	521,300	Year End Roll	1/3/2017
2016	101	FV	195,600	0	6,106.	277,500	473,100	473,100	Year End	1/4/2016
2015	101	FV	183,300	0	6,106.	241,300	424,600	424,600	Year End Roll	12/11/2014
2014	101	FV	183,300	0	6,106.	223,200	406,500	406,500	Year End Roll	12/16/2013
2013	101	FV	183,300	0	6,106.	212,300	395,600	395,600		12/13/2012

!13092!

PRINT

Date	Time
12/11/20	03:06:05

LAST REV

Date	Time
08/09/18	17:28:46
apro	

TAX DISTRICT

PAT ACCT. 13092

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEFEBVRE ROBERT	45131-302		5/5/2005	Family	1	No	No		
	11836-557		5/26/1970		14,000	No	No		N

USER DEFINED

Prior Id # 1:	112210
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/12/1995	177	Manual	7,250					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
8/2/2018	Meas/Inspect	CC	Chris C
10/16/2008	Meas/Inspect	189	PATRIOT
12/15/1999	Meas/Inspect	243	PATRIOT
7/21/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6106		Sq. Ft.	Site		0	70.	0.99	7									422,227						422,200	

Total AC/HA:	0.14017	Total SF/SM:	6106	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	422,227	Spl Credit		Total:	422,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	40	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.31476736
Const Adj.:	0.98392010
Adj $ / SQ:	135.831
Other Features:	73000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	341048
Depreciation:	105725
Depreciated Total:	235323

COMMENTS

ELECTRIC FIREPLACE/SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

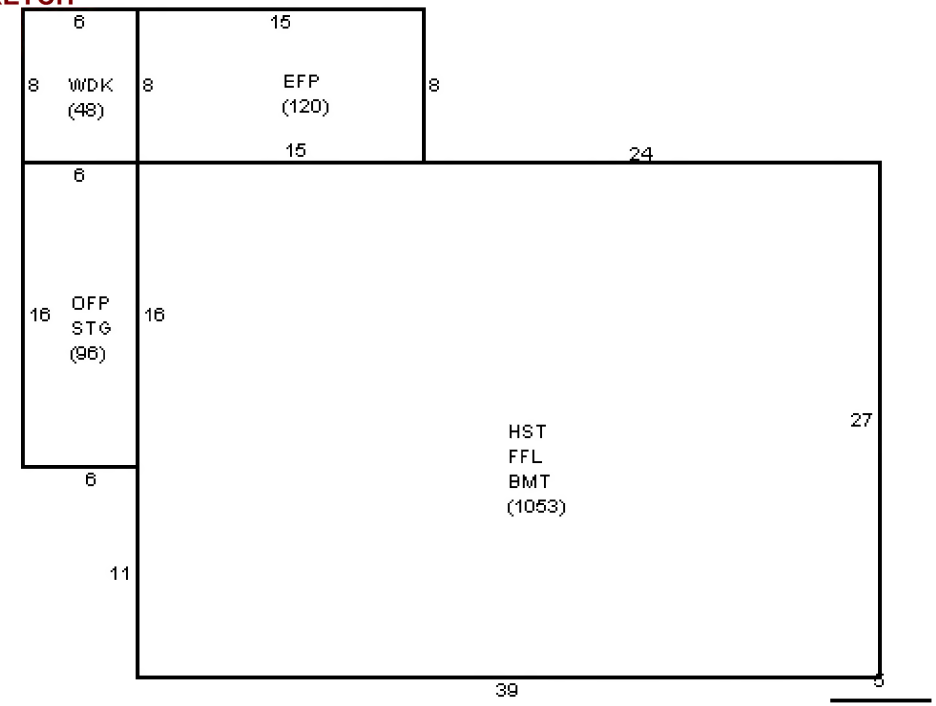
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	135.83
Special Features:	0	Val/Su Net:	78.62
Final Total:	235300	Val/Su SzAd	148.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,053	40.750	42,909
FFL	First Floor	1,053	135.830	143,030
HST	Half Story	527	135.830	71,515
EFP	Enclos Porch	120	49.110	5,893
OFP	Open Porch	96	33.150	3,182
STG	Storage	96	7.950	764
WDK	Deck	48	15.740	756
	Net Sketched Area:	2,993	Total:	268,049
Size Ad	1579.5	Gross Are	3519	FinArea 1580

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

169.0-0008-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	